

A-1 Agricultural.

The purpose of the A-1 district is to reserve areas for traditional agricultural activities and to provide for their continuation as well as preservation of areas of rural character.

(a) Uses permitted by right:

Accessory dwelling.
 Agricultural service establishment on lots greater than or equal to five (5) acres.
 Agriculture.
 Aquaculture.
 Automobile avocation.
 Bed and breakfast inn.
 Boat sales.
 Campground.
 Cemetery.
 Club/lodge/fraternal organization.
 Community use.
 Equestrian use and bridle path.
 Feed lot.
 Forestry.
 Golf course.
 Group family day care home (in accordance with section 28-39(g)).
 Home business.
 Home occupation.

Manufactured home qualifying as a single-family home under Virginia Code.
 Noncommercial kennel.
 Park and playground.
 Parking and storage of commercial vehicles.
 Place of worship.
 Plant and tree nursery/greenhouse.
 Public facilities/utilities. *
 Public Works excluding wastewater treatment facilities.
 Recreational enterprise.
 Recreational facility.
 Sawmill and ancillary products.
 Secondary dwelling fifty (50) or more years in age upon referral of the Stafford County Historic Commission. Single-family dwelling.
 Slaughter and animal processing incidental to agricultural intensive use.
 Small family day care home.
 Veterinary clinic.
 Wayside stand.

(b) Conditional use permit:

Airport, private.
 Child care center.
 Commercial kennel.
 Commercial tree stump grinding and mulch sale.
 Communication facility.

Horseracing.
 Hotel/motel.
 Indoor flea market.
 Marina.
 Nursing home.
 Outdoor flea market.

Public Facility/Utility. **
 School.
 Travel trailer/RV park.
 Turkey shoot.

(c) Special exception:

Agricultural service establishment on lots less than five (5) acres.
 Parking and storage of commercial vehicles on lot(s) less than three (3) acres in size.
 Rural home business.

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

**- for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

(d) Requirements:**(1) Intensity:**

Open space ratio for public works, cemetery, club, lodge, fraternal organization, schools, and places of worship.....0.50
 Open space ratio, other uses.....0.80 ratio

(2) Minimum lot area (in acres)3

(3) Minimum yards: Feet

Front.....50

Side.....20

Rear.....35

(4) Maximum building height (in feet)35

(5) Minimum lot width (in feet)200

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-41, 5-16-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-05, 1-2-96; Ord. No. 096-09, 2-6-96; Ord. No. 097-13, 1-21-97; Ord. No. 097-19, 2-18-97; Ord. No. 097-35, 5-6-97; Ord. No. 000-28, 5-16-00; Ord. No. 000-73, 9-12-00; Ord. No. 001-27, 5-1-01; Ord. No. 002-08, 3-19-02; Ord. No. 002-17, 6-18-02; Ord. No. 003-29, 6-17-03)

A-2 Rural Residential:

The purpose of the A-2 district is to provide a transition between rural and urban areas, where public water and sewer utilities may be provided.

(a) Uses permitted by right:

Accessory dwelling.	Golf course.	Noncommercial kennel.
Agriculture.	Group family day care home (in accordance with section 28-39(g)).	Park and playground.
Aquaculture.	Home occupation.	Place of worship.
Automobile avocation.	Manufactured Home qualifying as a Single Family Dwelling Under Virginia Code	Public facility/utility*
Bed and breakfast inn.		School.
Community use.		Single-family dwelling.
Equestrian use and bridle path.		Small family day care.

(b) Conditional use permit:

Club, lodge, fraternal organization.	Marina.	Public Facility/Utility**
Communication facility.	Nursing home.	Recreational enterprise.
Hospital.		

(c) Special exception:

Home business.
Parking and storage of commercial vehicles.

(d) Requirements:

- (1) Intensity:
Open Space ratio for public works, cemetery, club, lodge, fraternal organization, schools, and places of worship.....0.50 ratio
Open space ratio, other uses.....0.80 ratio
- (2) Minimum lot area (in acres)1
- (3) Minimum yards: Feet
Front.....40
Side.....10
Rear.....35
- (4) Maximum building height (in feet)35
- (5) Minimum lot width (in feet)100

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit

** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-41, 5-16-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 097-18, 2-18-97; Ord. No. 097-19, 2-18-97; Ord. No. 002-17, 6-18-02; Ord. No. 003-29, 6-17-03)

R1 Suburban residential

R-1 Suburban Residential.

The purpose of the R-1 district is to provide areas which are in close proximity to existing and future development of equivalent or higher densities, and which are intended for low-density residential development where public water and sewerage facilities are available. Development in the R-1 district is intended to be characterized primarily by single-family dwellings.

(a) Uses permitted by right:

Accessory dwelling.

Cluster development.

Community use.

*Duplex in approved cluster development**

Group family day care home.

Home occupation.

Park and playground.

*Public facility/utility.***

Public Works excluding wastewater treatment facilities

School.

Single-family dwelling.

Small family day care.

(b) Conditional use permit:

Bed and breakfast inn.

Golf course.

Marina.

Nursing home.

Place of worship.

*Public facility/utility.****

Recreational facility.

(c) Special exception:

Home business.

Keeping of horses and ponies on three-acre or larger lots.

(d) Requirements:

(1) Intensity:

Allocated density.....1.5 du/ac

Open space ratio.....0.50 ratio

(2) Minimum yards: Feet

Front.....30

Side.....10

Rear.....35

(3) Maximum building height (in feet)35

(4) Minimum lot width (in feet)80

(5) Cluster developmentSee Table 5.1 for requirements

**-For duplex structures, the minimum width of any individual side yard is eight (8) feet, and the minimum total width between structure is ten (10) feet.*

*** - but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit*

****-for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)*

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-38, 5-16-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 097-13, 1-21-97; Ord. No. 099-45, 8-17-99; Ord. No. 000-22, 10-17-00)

R2 Urban Residential--Medium Density

The purpose of the R-2 district is to provide areas of medium density residential uses designed and intended to be primarily characterized by multifamily dwellings, duplexes and townhouses. Such districts are to be located near centers of urban concentrations, only where approved water and sewerage are available and where transportation systems are adequate.

(a) Uses permitted by right:

Atrium house dwellings.

Cluster development.

Community use.

Duplex.

Group family day care home.

Home occupation.

Lot-line dwellings.

Multifamily dwelling.

Park and playground.

Patio house dwellings.

Public facility/utility.*

Public Works excluding
wastewater treatment facilities

School.

Single-family dwelling.

Small family day care home.

Townhouse.

Village house dwellings.

Weak-link townhouse dwellings.

(b) Conditional use permit:

Assisted living facility.

Golf course.

Marina.

Nursing home.

Place of worship.

Public Facility/Utility**

Recreational facility.

Retirement housing.

(c) Special exception:

Home business.

(d) Requirements:

(1) Intensity:

Allocated density.....3.5 du/ac

Open space ratio.....0.25 ratio

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

**- for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

Table inset:

(2) Minimum yards (in feet)	Single- family	Duplex *	Town- house	Multi- family **	Lot Line ***	Atrium	Village	Patio	Weak-link Townhouse
Front	20	20	8	15	20	8	15	12	15
Side	10	3/15	15	15	5/20 ***	0	3	0	0
Rear	35	35	25	20	30	0	25	24	24
(3) Maximum height (in feet):	35	35	40	45	35	18	35	35	28
(4) Minimum lot width (in feet):	80	45	20	--	70	50	60	50	36
(5) Minimum lot size (in square feet)	--	--	--	--	7,000	4,000	6,000	5,000	3,000

*For duplex structures, the minimum width of any individual side yard is three (3) feet, and the minimum total width between nonattached structures is fifteen (15) feet.

**For multi-family structures, the minimum setback is thirty-five feet from any public right-of-way, and thirty (30) feet from any other structure.

***For lot line dwellings, the minimum width of any individual side yard is five (5) feet, and the minimum total width between structures is twenty (20) feet.

(6) Cluster development See Table 5.1 for requirements (Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 099-42, 7-13-99; Ord. No. 099-45, 8-17-99; Ord. No. 000-41, 8-8-00; Ord. No. 000-22, 10-17-00)

R3

The purpose of the R-3 district is to provide areas of high density residential uses designed and intended to be primarily characterized by multifamily dwellings and townhouses. Such districts are to be located near centers of urban concentrations, only where approved water and sewerage are available and where transportation systems are adequate.

(a) Uses permitted by right:

Atrium house dwellings.
Cluster development.
Community use.
Duplex.
Group family day care home.
Home occupation.
Lot-line dwellings.

Multifamily dwelling.
Park and playground.
Patio house dwelling.
Public facility/utility.*
Public works excluding wastewater treatment facilities
School.

Single-family dwelling.
Small family day care home.
Townhouse.
Village house dwellings.
Weak-link townhouse dwellings.

(b) Conditional use permit:

Assisted Living Facility.
Golf course.
Marina.

Nursing home.
Place of workshop.
Public Facility/Utility. **

Recreational facility.
Retirement housing.

(c) Special exception:

Home business.

(d) Requirements:

(1) Intensity:

Allocated density.....7.0 du/ac

Open space ratio.....0.25 ratio

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

TABLE INSET:

(2) Minimum yards (in feet)	Single-family	Duplex **	Town-house	Multi-family ***	Lot Line *	Atrium	Village	Patio	Weak-link Townhouse
Front	20	20	8	15	20	8	10	10	15
Side	10	3/15**	15	15	5/15*	0	3	0	0
Back	35	35	25	20	30	0	20	0	25
(3) Maximum height (in feet)	35	35	40	65	35	18	35	35	32
(4) Minimum lot width (in feet)	80	45	20	--	65	50	60	50	36
(5) Minimum lot size (in square feet)	--	--	--	--	6,500	3,500	5,500	5,000	3,200

*For lot line dwellings, the minimum width of any side yard is five (5) feet, and the minimum total width between structures is fifteen (15) feet.

**For duplex structures, the minimum width of any individual side yard is three (3) feet, and the minimum total width between nonattached structures is fifteen (15) feet.

***For multifamily structures, the minimum setback is thirty-five (35) feet from any public right-of-way, and thirty (30) feet from any other structure.

(6) Cluster development See Table 5.1 for requirements

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 099-42, 7-13-99; Ord. No. 099-45, 8-17-99; Ord. No. 000-41, 8-8-00; Ord. No. 000-22, 10-17-00) R-3 Urban Residential--High Density.

R-4 Manufactured Homes.

The purpose of the R-4 district is to establish areas of the county which are intended to accommodate transportable single-family dwelling units, registered and identified by the State of Virginia as manufactured homes, formerly known as mobile homes. It is intended that these manufactured homes be located in high density, year-round park type developments where all necessary public facilities are available and in close proximity to major roads capable of handling high volumes of traffic.

(a) Uses permitted by right:

Community facility.
Group family day care home.
Home occupation.
Manufactured home park.
Manufactured home/mobile home

Manufactured home subdivision.
Park and playground.
Parking of tractors for use in the
manufactured home park.
Public Facility/Utility.*

Public Works excluding wastewater
treatment facilities
Small family day care home.

(b) Conditional use permit:

Public Facility/Utility.**
Recreational facility.

(c) Requirements:

(1) Intensity:

Allocated density.....7.0 du/ac
Open space ratio.....0.30 ratio

(2) Minimum yards: Feet

Front.....15
Side.....5
Rear.....5

(3) Maximum building height (in feet)35

(4) Minimum lot width (in feet):

Single wide.....40
Double wide.....50

**- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.*

*** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)*

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 099-45, 8-17-99)

B-1 Convenience Commercial:

The purpose of the B-1 district is to provide areas for selected retail shopping and personal services to serve only the needs of the adjacent residential areas. Such areas are intended to be located only at strategic sites in relation to population centers and transportation networks.

(a) Uses permitted by right:

Bakery.	Florist.	Public facility/utility.*
Bank and lending institution.	General office use.	Public Works excluding wastewater treatment facilities.
Barber/beauty shop.	Gift/antique shop.	Restaurant without a drive through facility.
Clinic, Medical/Dental.	Indoor flea market.	Retail food shop.
Club/lodge/fraternal organization	Low intensity commercial retail.	School.
Convenience center.	Medical/dental office.	School,vocational
Convenience store.	Medium intensity commercial retail.	Tailor shop.
Dance studio.	Place of worship.	Veterinary clinic.
Drug store.	Plant and tree nursery.	
Dry cleaner/laundry.	Professional office.	

(b) Conditional use permit:

Adult Business	otherwise listed for this district.	Retail photo laboratory processing.
Arcade.	Hospital.	Restaurant with a drive through facility.
Broadcasting station.	Outdoor flea market.	Vehicle fuel sale and accessory auto repair.
Car wash.	Pet store.	
Child care center.	Public Facility/Utility.**	
High intensity commercial retail not	Recreational enterprise.	

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

(c) Requirements.

(1) Intensity: Ratio

Maximum floor area ratio.....0.50

Open space ratio.....0.30

(2) Minimum yards: Feet

Front*.....40

Side**..... 0

Rear25

(3) Maximum building height (in feet)40

*Front setback may be reduced. Specified in section 28-59(f)(10).

**Where adjoining property is other than commercial or industrial, the side yard shall be fifteen (15) feet or greater.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 096-05, 1-2-96; Ord. No. 000-35, 6-6-00; Ord. No. 002-18, 4-2-02; Ord. 009-04,3-3-09)

B-2 Urban Commercial.

The purpose of the B-2 district is to designate appropriate areas for high intensity commercial uses intended to serve retail sales and service and business and professional service needs, at a regional or county-wide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.

(a) Uses permitted by right:

All uses permitted by right in the B-1 district.

*Adult Day Care Center
Bank and lending institution.
Barber/beauty shop.
Building material sale and storage yard and mulch sale.
Car wash.
Child care center.
Clinic, Medical/dental
Club, lodge, fraternal organization.
Convenience center.
Dance studio.
Drug store.
Dry cleaner/laundry.
Flex office.*

*Florist.
Funeral home.
General office use.
Gift/antique shop.
Hotel.
Indoor flea market.
Low intensity commercial retail.
Lumber/building/electrical/plumbing supply with covered storage.
Machinery sale and service.
Medical/dental office.
Medium intensity commercial retail.
Motel.
Pet store.
Place of worship.
Plant and tree nursery/greenhouse.*

*Printing, publishing, engraving.
Professional office.
Public facilities/utilities. *
Public Works excluding wastewater treatment facilities.
Recreational enterprise.
Restaurant.
Retail bakery.
Retail food shop.
School.
School, vocational.
Tailor shop.
Theater with fewer than 3,500 seats.
Warehousing, mini-storage.
Wholesale business.*

(b) Conditional use permit:

*Adult Business
Arcade.
Automobile service.
Automobile repair.
Boat sales.
Broadcasting station.
Dwelling for watchman or caretaker*

*on premises.
Fleet parking.
Hospital.
Marina.
Motor vehicle rental.
Motor vehicle sales.
Nightclub.*

*Outdoor flea market.
Photo laboratory processing.
Public facility/Utility.**
Theater with 3,500 or more seats.
Vehicle fuel sales.
Warehouse, storage.*

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

(c) Requirements:

(1) Intensity: Ratio

Maximum floor area ratio.....0.40

Open space ratio.....0.25

(2) Minimum yards: Feet

Front*.....40

Side**..... 0

Back.....25

(3) Maximum building height (in feet)65

*Front setback may be reduced. Specified in section 28-59(f)(10).

**Where adjoining property is other than commercial or industrial, the side yard shall be fifteen (15) feet or greater.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-40, 5-16-95; Ord. No. 096-05, 1-2-96; Ord. No. 097-19, 2-18-97; Ord. No. 099-42, 7-13-99; Ord. No. 000-35, 6-6-00; Ord. No. 001-04, 1-2-01; Ord. No. 001-16, 4-10-01; Ord. No. 001-27, 5-1-01; Ord. No. 001-39, 8-16-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02)

B-3 Office.

The purpose of the B-3 district is to provide areas in the County for the location of professional offices and office parks. Such areas should be located as transitional areas between commercial and residential uses.

(a) Uses permitted by right:

Bank and lending institution.

Clinic, Medical/Dental

Flex office.

General office use.

Low intensity commercial retail.

Medical/dental office.

Professional office.

Public facilities/utilities. *

Public Works excluding wastewater treatment facilities.

Restaurant without drive through facility.

School.

School, vocational.

(b) Conditional use permit:

Child care center.

Hospital.

Hotel/motel.

Laboratory research and testing facility.

Printing, publishing, engraving.

Public Facility/Utility. **

(c) Requirements:

(1) Intensity: Ratio

Maximum floor area ratio.....0.45

Open space ratio.....0.30

(2) Minimum yards: Feet

Front***.....40

Side.....10

Back.....25

(3) Maximum building height (in feet)65

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

***Front setback may be reduced. Specified in section 28-59(f)(10).

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 000-35, 6-6-00; Ord. No. 002-18, 4-2-02)

HC-Highway Corridor Overlay

HC Highway Corridor Overlay.

The purpose of the HC district is to protect the health, safety, and general welfare of the public by the prevention or reduction of traffic congestion, and distracting visual clutter which may result in danger on the public and private streets, a limitation is hereby placed on certain automobile oriented, fast service, quick turnover uses and related signage, which generate traffic in such amount and in such manner as to present the possibility of increased danger to the motoring public and other impediments to safe travel. This district is created in recognition of the need to provide suitable and sufficient road systems in the county and the need to protect existing and future highways from unsafe use.

The Highway Corridor Overlay District shall be designated by the board of supervisors by separate ordinance and will overlay all other zoning districts where it is applied so that any parcel of land lying in a HC shall also lie within one or more other land use districts provided for by this chapter. The regulations and requirements of both the underlying district(s) and the HC shall apply; provided, however, that when the regulations applicable to the HC conflict with the regulations of the underlying district, the more restrictive regulations shall apply.

Uses permitted by right:

(1) All uses permitted by right in the underlying district, except those specified as conditional uses.

Conditional use permit:

- (1) All conditional uses permitted in the underlying district.
- (2) Automobile graveyard.
- (3) Automobile service facility.
- (4) Car wash.
- (5) Convenience store.
- (6) Funeral home.
- (7) Hotel or motel.
- (8) Hospital.
- (9) Recreational enterprise.
- (10) Any use which includes a drive through facility.
- (11) Theater, arena, or auditorium.
- (12) Vehicle fuel sale.
- (13) Any other uses which include through facilities.
- (14) School, industrial.

Requirements:

(1) Intensity:

Maximum floor area.....As in the underlying district

Open space ratio.....As in the underlying district

(2) Minimum yards:

Front*, side*, back.....As in the underlying district

(3) Maximum height:

Thirty (30) feet for all structures within seventy-five (75) feet of the corridor highway; all other heights shall be as in the underlying district.

*Setback may be reduced by fifty (50) percent if in compliance with section 28-59(f)(10).

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 096-26, 6-4-96; Ord. No. 002-13, 6-18-02; Ord. No. 006-01, 6-20-06)

LC- Life Care / Retirement Community

The purpose of the LC district is to provide areas for the continuing care of elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home care, where all related uses are located on the same lot or adjacent lots (which includes lots separated by a public right-of-way). The community may include life care facilities that provide services integral to the personal and therapeutic care of the residents thereof and shall be licensed and regulated as a home for adults under Section 63.1 of the Code of Virginia as amended, or any successors legislation. Such districts are to be located only where approved water and sewerage are available and where transportation systems are adequate.

(a) Uses permitted by right:

Adult Day Care Center
Assisted Living Facility
Community Use
Dwelling, independent living unit
Nursing home

(b) Conditional use permit:

Place of Worship

(c) Special Exception :

Dwelling, employee
Home Occupation

(d) Requirements:

(1) Intensity: Ratio
Minimum Gross Tract Size (acres).....20.0
Allocated Density.....15.0 du/acre
Open Space ration.....0.35

(2) Minimum yards: Feet

Front.....35
Side..... 15
Rear.....35

(3) Maximum building height (in feet)65

(4) Distance between buildings (in feet).....20

RBC Recreational Business Campus.

The purpose of the RBC district is to provide areas for professional office, general office, research and development, hotel, conference facilities, low to medium intensity retail, health and fitness clubs, executive style housing, retirement housing, active recreational activities and other specified uses in a business campus environment integrated with activities dependent on significant areas of open space such as golf courses, marinas, and/or nature and wildlife preserves.

(a) Uses permitted by right:

Active recreation.	Dry cleaner/laundry.	Passive recreation.
Amphitheater.	Executive-style housing.	Private school and instructional facility.
Athletic fields.	Flex office.	Professional office.
Automobile service.	Florists.	Public facility/utility. *
Bake shop.	General office use.	Public Works excluding wastewater treatment facilities.
Barber/beauty shop.	Gift/antique shops.	Racquetball/squash/handball courts.
Bank and lending institution.	Golf course.	Recreational facility.
Bocci ball fields.	Golf driving range and practice area.	Restaurant.
Bowling alley.	Health/fitness club or spa.	Retail food store (one such store shall be permitted per 500 acres of the district).
Business service and supply.	High intensity commercial retail.	Retirement housing.
Child care center.	Horseback riding and stables.	Skating rink.
Clinic, medical or dental.	Hotel/motel.	Swimming pool/sauna.
Clubs/lodges/fraternal organizations.	Laboratory, development, research and testing.	Tennis court/club.
Community use.	Light industrial use.	Theater.
Conference facility.	Light manufacturing use.	Volleyball court/club.
Convenience center.	Low intensity commercial retail.	
Convenience store.	Marina.	
Croquet field.	Medical/dental office.	
Dance studio.	Medium intensity commercial retail.	
Dance/exercise studio.	Parks and playgrounds.	
Drug store.		

(b) Conditional use permit:

Convention facility.

Helistop

Motor vehicle rental.

Nightclub.

Public facility/utility.**

Recreational enterprises not otherwise permitted as a matter of right in this district.

Schools.

Schools,vocational.

Vehicle fuel sales.

**- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.*

***- for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)*

(c) Requirements:

(1) Intensity:

Allocated density (executive housing) . . . 1 du per 6 acres

Allocated density (retirement housing) . . . 7 du per 1 acre

Minimum open space ratio (executive housing) . . . 0.50

Minimum open space ratio (retirement housing) . . . 0.25

Maximum floor area ratio (office) . . . 1.00

Maximum floor area ratio (commercial retail) . . . 0.50

Maximum floor area ratio (hotel) . . . 0.75

Maximum floor area ratio (other) . . . 0.50

(2) Minimum yards: Feet

Front . . . 40

Side . . . 0

Rear . . . 25

(Retirement housing).....See Table 5.1, Cluster option for R-2 District

TABLE INSET:

Multi-family	Feet
Front.....	40
Side.....	0
Rear.....	25

(3) Maximum building height120 feet

(4) Minimum district size500 acres

(5) Minimum lot area:

Retirement housing . . . See Table 5.1, Cluster Option for R-2 District

Executive housing . . . 1 acre

-For multifamily structures, the minimum setback is thirty-five (350 feet from any public right-of-way, and thirty (30) feet from any other structure.

-Nonresidential buildings shall have an additional yard requirement of one foot for each foot of building height greater than fifty (50) feet.

-Retirement housing minimum yards-see Table 5.1, Cluster option for R-2 District.

-The gross area of all commercial retail uses shall not exceed ten(10) percent of the gross area of the district.

-The gross area of all retirement housing communities shall not exceed thirty (30) percent of the gross area of the district.

(Ord. No. 099-26, 7-13-99; Ord. No. 099-59, 11-4-99; Ord. No. 099-60, 11-4-99; Ord. No. 000-42, 6-20-00; Ord. No. 001-16, 4-10-01; Ord. No. 001-27, 5-1-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 003-03, 7-1-03)

RC Rural Commercial

The purpose of the RC district is to provide areas of the County located at strategic intersections of arterial and major collector roads where commercial uses in centers of less than ten thousand (10,000) square feet of gross floor area, for the convenience of nearby rural populations, can be located.

(a) Uses permitted by right:

*Agricultural service establishment.
Bank and lending institution.
Barber/beauty shop.
Clinic, Medical/Dental
Convenience center.
Convenience store.
Dance studio.
Drug store.
Flex office.
Florist.
Gift/antique shop.
Low intensity commercial retail.
Lumber/building/electrical/plumbing supply with covered storage and wholesale mulch sale.
Medical/dental office.
Medium intensity commercial retail.
Place of worship.
Professional office.
Public facilities/utilities. *
Public Works excluding wastewater treatment facilities.
Restaurant without a drive through.
Retail bakery.
Retail food store.
School,Vocational
Tailor shop.
Veterinary clinic.*

(b) Conditional use permit:

*Adult Business
Automobile service.
Broadcasting station.
Child care center.
Commercial kennel.
Dry cleaner.
Indoor flea market.
Outdoor flea market.
Public Facility/Utility. **
Vehicle fuel sale.*

(c) Requirements:

*(1) Intensity: Ratio
Maximum floor area ratio.....0.45
Open space ratio.....0.40
(2) Minimum yards: Feet
Front.....40
Side.....10
Rear.....25
(3) Maximum building height (in feet)35*

**- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.*

***- for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)*

(Ord. No. 094-29, 8-9-94; Ord. No. 096-05, 1-2-96; Ord. No. 002-08, 3-19-02; Ord. No. 002-18, 4-2-02)

SC Suburban Commercial

The purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate neighborhood in which they are located. This district should be established on major thoroughfares at locations convenient and accessible to residential areas without vehicular trips.

(a) Uses permitted by right:

Adult day care center.
Bakery.
Bank and lending institution.
Barber/beauty shop.
Child care center.
Clinic, Medical/Dental
Convenience center without vehicle
fuel sales.
Dance studio.

Drug store.
Dry cleaner/laundry.
Florist.
Gift/antique shop.
Low intensity commercial retail.
Medical/dental office.
Medium intensity commercial retail.
Place of worship.
Professional office.

Public facilities/utilities. *
Public Works excluding wastewater
treatment facilities.
Restaurant without a drive through.
School.
School, vocational.
Tailor shop.

(b) Conditional use permit:

Adult Business
Broadcasting station.
Funeral home.

High intensity commercial retail not
otherwise listed.
Indoor flea market.

Outdoor flea market.
Public Facility/Utility. **
Recreational enterprise.

**- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.*

***- for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)*

(c) Requirements:

(1) Intensity: Ratio
Maximum floor area ratio.....0.35
Open space ratio.....0.40
(2) Minimum yards: Feet
Front***.....40
Side.....10
Rear25

(3) Maximum building height (in feet)35

***Front setback may be reduced. Specified in section 28-59(f)(10).

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 096-05, 1-2-96; Ord. No. 099-42, 7-13-99; Ord. No. 000-35, 6-6-00)

M-1 Industrial, Light.

The purpose of the M-1 district is to establish areas of the County to provide for certain types of businesses and industrial uses characterized by light manufacturing, fabrication, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These [This] district should be located only where all necessary public utilities are available and where transportation systems are adequate.

(a) Uses permitted by right:

Aquaculture.
Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.
Building materials sales and service yards.
Commercial kennels.
Contractors equipment and storage yards.
Convenience center.
Convenience store.
Fleet parking.
Flex office.
General office uses.
Laboratory, research and testing.
Light industrial uses.
Light manufacturing uses.
Machinery sales and service.
Motor vehicle rental.
Parking and storage of tractor trailers.
Printing, publishing, engraving.
Public facilities/utilities.*

Public Works excluding wastewater treatment facilities.
Railroad sidings.
Restaurants without drive through.
School, vocational
Selected indoor recreational enterprises within industrial parks.
Storage warehouse.
Veterinary clinic.
Warehousing, mini-storage.
Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).
Wholesale business.

(b) Conditional use permit:

Adult Business.
Airport, private.
Communication facility.
Dwelling for watchman or caretaker on premises.
Low intensity commercial retail not otherwise listed.
Medium intensity commercial retail not otherwise listed.
Motor vehicle sales.
Other light industrial and manufacturing uses not otherwise listed for this district.
Place of worship.
Public Facility/Utility. **
Recycling facilities.
School.
School, industrial.
Truck stop.
Vehicle fuel sales.

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

(c) Requirements:

(1) Intensity: Ratio

Maximum floor area.....0.35

Open space ratio.....0.20

(2) Minimum yards: Feet

Front*.....40

Side**.....15

Rear**.....15

(3) Maximum building height (in feet)65

*Front setback may be reduced. Specified in section 28-59(f)(10).

**When adjoining any non-industrial district, the setbacks shall be at least forty (40) feet.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 097-04, 1-7-97; Ord. No. 097-25, 3-18-97; Ord. No. 097-36, 5-20-97; Ord. No. 097-43, 6-17-97; Ord. No. 000-35, 6-6-00; Ord. No. 001-27, 5-1-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 002-17, 6-18-02)

M2 Heavy Industrial

The purpose of the M-2 district is to provide areas within the County suitable for a variety of industrial type uses which may not be compatible with residential uses due to some potential nuisance or hazard. The development of "industrial parks" in the M-2 district is encouraged. Conditional use permits are required for certain uses within the M-2 district to assure protection of the general public and surrounding properties. These districts should only be located where all necessary public utilities are available and where transportation systems are adequate.

(a) Uses permitted by right:

All uses permitted by right in the M-1 district.

Aquaculture.

Building material sales and service yards.

Commercial kennels.

Contractors equipment yard or rental of equipment.

Convenience center.

Convenience store.

Fleet parking for vehicles.

Flex office.

General office uses.

Laboratory, research and testing.

Light industrial uses.

Light manufacturing uses.

Machinery sales and service.

Printing, publishing, and engraving.

*Public facilities/utilities. **

Public Works excluding wastewater treatment facilities.

Railroad sidings.

Recycling facilities.

Restaurants without drive through.

Schools,vocational.

Storage warehouses.

Truck/freight terminals.

Truck wash.

Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).

Wholesale business.

(b) Conditional use permit:

Adult Businesses

Airport, private.

Automobile salvage yard or operations.

Communication facility.

Dwellings for watchman or caretaker.

Feed lots.

Heavy industrial and heavy manufacturing uses not otherwise listed for this district.

Junkyard.

Light industrial and manufacturing not otherwise listed.

Low intensity commercial retail not otherwise listed.

.

Medium intensity commercial retail not otherwise listed.

Place of worship.

*Public Facility/Utility. ***

Sale of motor vehicles of a gross vehicle weight greater than five (5) tons or with a capacity to carry more than sixteen (16) passengers.

Schools,industrial

Slaughter and animal product processing.

Truck stop.

Vehicle fuel sales

**- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.*

*** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)*

(c) Requirements:

(1) Intensity: Ratio

Maximum floor area ratio.....0.35

Open space ratio.....0.25

(2) Minimum yards: Feet

*Front***.....40*

Side.....40

Rear.....40

(3) Maximum building height (in feet)65

**** Front setback may be reduced. Specified in section 28-59(f)(10).*

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-40, 5-16-95; Ord. No. 097-36, 5-20-97; Ord. No. 097-43, 6-17-97; Ord. No. 097-77, 11-25-97; Ord. No. 000-29, 10-17-00; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 002-17, 6-18-02)

PD-1 Planned Development

The purpose of the PD-1 district is to provide areas of the County of not less than one hundred fifty (150) nor more than five hundred (500) acres which are suitable for a planned, mixed-use development with a variety of housing types and commercial uses intended to serve the immediate community. This district should be located only where approved water and sewerage are available or planned and where transportation systems are adequate.

(a) Uses permitted by right:

Accessory dwellings.	Drug stores.	Parks and playgrounds.	Schools.
Atrium house dwellings.	Dry cleaners/laundries.	Patio house dwellings.	Schools, vocational.
Bakeries.	Duplex dwellings.	Places of worship.	Single-family dwellings.
Banks/lending institutions.	Florists.	Professional offices.	Small family day care home.
Barber/beauty shops.	General office uses.	Public facilities/utilities.*	Townhouse dwellings.
Clinic, Medical/Dental	Gift/antique shops.	Public Works Excluding	Village house dwellings.
Commercial apartments.	Group family day care home.	wastewater treatment	Weak-link townhouse
Community uses.	Home occupation.	facilities.	dwellings.
Convenience center.	Lot-line dwellings.	Recreational facilities.	
Convenience store.	Medical/dental offices.	Restaurants without drive	
Dance studios.	Multi-family dwellings.	through.	

(b) Conditional use permit:

Adult day care center.	Dwellings for watchmen or	Public Facility/Utility.**	square feet.
Assisted living facility.	caretaker on premises.	Restaurants with drive	Retirement housing.
Clubs/lodges/fraternal	Low intensity commercial	through.	Theaters.
organizations.	retail uses not otherwise	Retail food stores greater	Vehicle fuel sales.
Child care centers.	listed.	than ten thousand (10,000)	

(c) Special exception:

Home business.

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

** - for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006).

(d) Requirements:

(1) Intensity:

Allocated density.....7.0 du/ac

Maximum floor area (nonresidential).....0.45 ratio

Open space ratio.....0.25 ratio

TABLE INSET:

(2) Minimum yards (in feet)	Single- family	Duplex*	Town- house	Multi- family **	Commercial ***	Lot-line ****	Atrium	Village	Patio	Weak-link Townhouse
Front	20	20	8	15	40	20	8	15	12	15
Side	10	3/15	15	15	0/15	5/20	0	3	0	0
Rear	35	35	25	20	12/35	30	0	25	0	24
(3) Maximum height (in feet)	35	35	40	45	45	35	18	35	35	28
(4) Minimum lot width (in feet)	80	45	20	--	--	70	50	60	50	36
(5) Minimum lot size (in sq. ft.)	--	--	--	--	--	7,000	4,000	6,000	5,000	3,600

*For duplex structures, the minimum required side yard setback is three (3) feet, and the minimum required distance between structures is fifteen (15) feet.

**For multifamily structures, the minimum setback is thirty-five (35) feet from any public right-of-way and thirty (30) feet from any other structure.

***For commercial uses adjacent to nonresidential uses, the minimum required side yard setback is zero (0) feet and the minimum required rear yard setback is twelve (12) feet. For commercial uses adjacent to residential use, the minimum required side yard setback is fifteen (15) feet and the minimum required rear yard setback is thirty-five (35) feet.

****For lot line dwellings, the minimum width of any individual side yard is five (5) feet, and the minimum total width between structures is twenty (20) feet.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 099-42, 7-13-99; Ord. No. 099-45, 8-17-99; Ord. No. 000-41, 8-8-00; Ord. No. 003-29, 6-17-03)

Planned Development

PD-2 Planned Development 2.

The purpose of the PD-2 district is to provide areas of the County of not less than five hundred (500) nor more than eight hundred and fifty (850) acres which are suitable for a planned, mixed use development with a variety of housing types and commercial uses intended to serve the immediate community. This district should be located only where approved water and sewerage area available or planned and where transportation systems are adequate.

(a) Uses permitted by right:

Bakeries.	Gift/antique shops.	Public Works excluding wastewater treatment facilities.
Banks.	Group family day care home.	Recreational facilities.
Barber shops.	Home occupation.	Restaurants without drive through facilities.
Commercial apartments.	Low intensity commercial retail.	Retail food stores.
Community uses.	Medical/dental offices.	Schools.
Convenience center.	Medium intensity commercial retail.	Schools,vocational.
Convenience stores.	Multifamily dwellings.	Single-family dwellings.
Dry cleaners/laundries.	Parks and playgrounds.	Small family day care home.
Duplex dwellings.	Places of worship.	Townhouse dwellings.
Florists.	Professional offices.	
General office uses.	Public facilities/utilities. *	

(b) Conditional use permit:

Adult day care center.	Dwellings for watchmen or caretaker on premises.	Restaurants with drive through.
Assisted living facility.	Funeral homes.	Retail food stores greater than ten thousand (10,000) square feet.
Automobile service centers.	High intensity commercial retail.	Retirement housing.
Child care centers.	Hotels/motels.	Theaters.
Clinics, medical or dental.	Marinas.	Vehicle fuel sales.
Clubs/lodges/fraternal organizations.	Public Facility/Utility**	
Congregate housing.	Recreational enterprises.	
Dance halls.		

*- but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.

**- for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to wastewater treatment facilities existing prior to October 17, 2006)

(c) Special exception:

Home business.

(d) Requirements:

(1) Intensity:

Allocated density.....3.25 du/ac

Maximum floor area ratio.....0.50 ratio

Open space ratio.....0.25 ratio

TABLE INSET:

(2) Minimum yards (in feet)	Single-family *	Duplex*	Town-house	Multi-family **	Commercial
Front	15	15	15	15	8
Side	0/10	0/10	0/30	0/60	0/15***
Rear	35	35	25	0/60**	12/35***
(3) Maximum height (in feet)	35	35	45	45	45

*For single-family and duplex structures, the minimum required side yard setback is zero (0) feet, however, the minimum required distance between structures is ten (10) feet.

**For townhouses and multifamily structures, the minimum required side setback is zero (0) feet, however, the minimum required distance between structures is thirty (30) feet and sixty (60) feet respectively.

***For commercial uses adjacent to nonresidential use, the minimum required side setback is zero (0) feet and the minimum required rear yard setback is twelve (12) feet. For commercial uses adjacent to residential uses, the minimum required side yard setback is fifteen (15) feet and the minimum required rear yard setback is thirty-five (35) feet.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 099-42, 7-13-99; Ord. No. 099-45, 8-17-99; Ord. No. 003-29, 6-17-03)